MAHAJAN

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
MAHAJAN	FIFTH FLOOR PLAN	0,00	256,17	0,00	0,00	0,00	0,00	22,76	0,00	0,00	2,53	0,70	16,33	0,00	236,61
MAHAJAN	FIRST SECOND THIRD AND FORTH FLOOR PLAN	0,00	1371,20	0,00	0,00	0,00	0,00	152,56	0,00	0,00	10,12	8,96	65,32	0,00	1286,80
MAHAJAN	GROUND FLOOR PLAN	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
MAHAJAN	Total	0,00	1627,37	0,00	0,00	0,00	0,00	175,32	0,00	0,00	12,65	9,66	81,65	0,00	1523,41

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1,10	0,50	0,40	0,00	0,00	0,00	2,00	0,00	0,00
9.2 Existing Consumed Index	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9.3 Balance Index to be Consume	1,10	0,50	0,40	0,00	0,00	0,00	0,00	0,00	0,00
9.4 Total Permissible P.Line Area()	666,60	303,00	242,40	0,00	571,56	0,00	1783,56	0,00	0,00
9.5 Proposed P. Line Area (Should not exceed 9.4)	666,60	286,00	0,00	0,00	570,81	0,00	1523,41	0,00	1523,41
9.6 Index Consumed	1,10	0,47	0,00	0,00	0,00	0,00	1,57	0,00	0,00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
MAHAJAN	FIRST SECOND THIRD AND FORTH FLOOR PLAN	101;201;301;401	4	63,53	8,70	10,37	72,23
MAHAJAN	FIRST SECOND THIRD AND FORTH FLOOR PLAN	102;202;302;402	4	79,06	4,08	8,66	83,14
MAHAJAN	FIRST SECOND THIRD AND FORTH FLOOR PLAN	103;203;303;403	4	62,18	0,00	3,51	62,18
MAHAJAN	FIRST SECOND THIRD AND FORTH FLOOR PLAN	104;204;304;404	4	79,85	1,63	4,88	81,48
MAHAJAN	FIFTH FLOOR PLAN	503	1	62,18	0,00	3,51	62,18
MAHAJAN	FIFTH FLOOR PLAN	502	1	69,27	4,08	8,66	73,35
MAHAJAN	FIFTH FLOOR PLAN	504	1	69,44	1,63	4,88	71,07

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO Scooter	NO.OF Tena/Area/Units	Required car	Required Scooter	Transport Vehicle/Ambulance/Mini Bus
MAHAJAN	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	11	5.50	11.00	-
MAHAJAN	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	8	8.00	8.00	-
Total	-	-	-	-	-	13,50	19,00	-
Visitors parking(5%)	-	-	-	-	-	0,68	0,95	0
Total	-	-	-	-	-	14,18	19,95	0,00

Parking Check As Per Multiplying Factor : 0,60

(Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required Car/Mini Bus	Required Scooter	Required Transport Vehicle/Ambulance/Mini bus	Proposed Car/Mini Bus	Proposed Scooter	Proposed Transport Vehicle/Ambulance/Mini bus	Status
Total	9	20	0	19	35	0	OK

SCHEDULE OF OPENING:

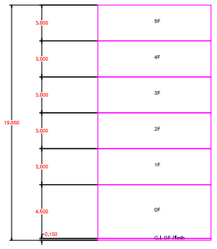
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MAHAJAN	W	1,14	1,20	2
MAHAJAN	V	0,61	0,60	4
MAHAJAN	V	0,47	0,60	4
MAHAJAN	W	0,79	1,20	2
MAHAJAN	V	0,58	0,60	8
MAHAJAN	W	1,20	1,20	2
MAHAJAN	W	1,22	1,20	2
MAHAJAN	W	1,21	1,20	2
MAHAJAN	W	1,82	1,20	2
MAHAJAN	W	0,93	1,20	1
MAHAJAN	W	1,12	1,20	1
MAHAJAN	W	1,52	1,20	1
MAHAJAN	V	0,55	0,60	1
MAHAJAN	W	1,06	1,20	1
MAHAJAN	W	1,44	1,20	11

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MAHAJAN	D1	0,87	2,10	3
MAHAJAN	D	1,01	2,10	6
MAHAJAN	D	0,87	2,10	8
MAHAJAN	S.D.	1,73	2,10	2
MAHAJAN	D	0,98	2,10	1
MAHAJAN	S.D.	1,82	2,10	1
MAHAJAN	D1	0,76	2,10	12
MAHAJAN	D	0,91	2,10	5
MAHAJAN	D	1,00	2,10	1
MAHAJAN	D	0,93	2,10	1
MAHAJAN	D	0,75	2,10	1
MAHAJAN	D1	0,72	2,10	7

Project Details

Proposal code -DDMCO-23-109669
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 8
Tahsil : South Zone
Mouza : Malkapur
Prorata Value : 0,00



SECTION VIEW- MAHAJAN

PROP. SITE



GOOGLE MAP

SCALE :- N.T.S
LAT. :- 20.6833691
LOG. :- 77.6234543

PROP. SITE



D.P. PLAN

SCALE :- N.T.S

PLOT NO. 38



PART PLAN

SCALE :- N.T.S



LOCATION PLAN

SCALE :- N.T.S



BUILT-UP AREA CALCULATION GROUND FLOOR PLAN MAHAJAN

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN MAHAJAN

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4,80	4,77	17,53
		BLOCK AREA TOTAL =17,53Sq.M	
Duct4	-	-	0,70
		TOTAL Deduction =0,70Sq.M	
		Net BuiltUp Area =16,83 Sq.M	

SITE PLAN

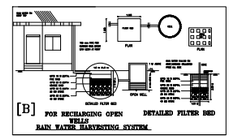
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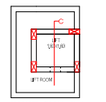
FRONT ELAVATION

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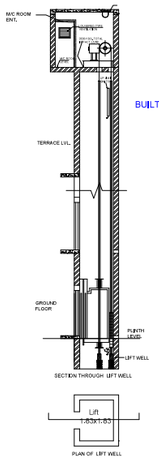
SECTION A-A'

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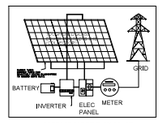


PROPOSED LIFT ROOM PLAN

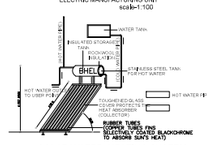


SECTION THROUGH LIFT WELL

PLAN OF LIFT WELL



TERRACE FLOOR PLAN SOLAR ELECTRIC MANUFACTURING UNIT
scale-1:100



SOLAR WATER HEATING SYSTEM
scale-1:100

PRO. GROUND FLOOR PLAN

SCALE :- 1 :100

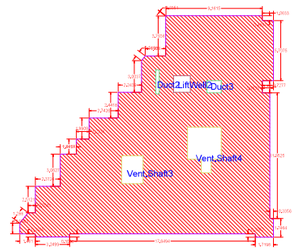
PRO. FIRST, SECOND, THIRD & FORTH FLOOR PLAN

SCALE :- 1 :100

PRO. FIFTH FLOOR PLAN

SCALE :- 1 :100

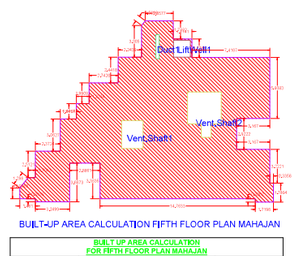
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING FOR SHRI.MANOJ PRABHAKAR MAHAJAN AT MOUJE MALKAPUR, IN F.S. NO:8/1/C & 11/2, ON LAYOUT PLOT NO.38, TQ. & DISTT. AKOLA.



BUILT-UP AREA CALCULATION FIRST SECOND THIRD AND FORTH FLOOR PLAN MAHAJAN

BUILT UP AREA CALCULATION FOR FIRST SECOND THIRD AND FORTH FLOOR PLAN MAHAJAN

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24,10	21,06	342,60
		BLOCK AREA TOTAL =342,60Sq.M	
Vent.Shaft4	-	-	10,92
Vent.Shaft3	-	-	5,41
LiftWell2	-	-	2,53
Duct3	-	-	1,54
Duct2	-	-	0,70
		TOTAL Deduction =21,10Sq.M	
		Net BuiltUp Area =321,70 Sq.M	



BUILT-UP AREA CALCULATION FIFTH FLOOR PLAN MAHAJAN

BUILT UP AREA CALCULATION FOR FIFTH FLOOR PLAN MAHAJAN

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24,10	17,24	256,17
		BLOCK AREA TOTAL =256,17Sq.M	
Vent.Shaft2	-	-	10,92
Vent.Shaft1	-	-	5,41
LiftWell1	-	-	2,53
Duct1	-	-	0,70
		TOTAL Deduction =19,56Sq.M	
		Net BuiltUp Area =236,61 Sq.M	

Proforma I Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of sutplot with sanctioned layout No. and subplot No.	606,00
(a) As per ownership document (7/12, CTS extract)	606,00
(b) as per TLR or City Survey /measurement sheet	606,00
(c) as per Demarcated drawing area	606,07
LESS	-
2.Area not in possession	0,00
3. Entire area (1-2)	606,00
4.Deductions for	-
(a) Proposed DP / TP/ CDP/ Road widening Area /Service Road / Highway widening	0,00
(b) Any D.P. Reservation area	0,00
(Total a+b)	0,00
5.Balance area of plot (3-4)	606,00
6. Amenity Space	0,00
Applicable if (1) > 20000 sqmt	-
Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0,00
7. Net Plot Area (5-6)	606,00
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0,00
Proposed	0,00
(b) If area is less than 4000 sqmt -Check -	-
(c) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc,then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0,00
Proposed	0,00
(B) Exemption to leave open space subject to availing basic F.S.I. of 35 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area
Certified that the plot under reference was surveyed by me on 2023-1-2-20 and the dimensions of sides etc, of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records,
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work's site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.:

Name Of : Owner Manoj Prabhakar Mahajan

Postal Address : plot no 25,tukaram chok,near sanswati vidhyalay somr.Gandhinagar,Chandur,Akola-444404,Maharashtra

Phone No. 9850555574

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO/SURVEY NO.- 8

SITE ADDRESS :
SRSEN LAYOUT GAURAKSHAN ROAD AKOLA

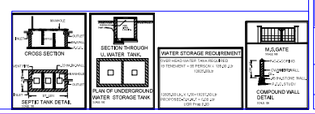
Name Of Engineer : SHRADDHA DEEPRAO MAHAJAN

LOGO	ADDRESS OF OFFICE : OFFICE - infront of NR deshpande school,nandaspeth, Akola
OWNERS SIGN -	TECHNICAL PERSON SIGN

SCALE - 1 :100	Date: 26/01/24
JOB NO - DDMCO-23-109669	CHECK BY --

SUBMISSION DRAWING

LEGENDS:



Signature valid
Digitally signed by ASHISH SHRIKRISHNA WANKHADE
Date: 2024.04.13 07:24:41 IST
Reason: Approved by Competent Authority
Location: Akola Municipal Corporation
Project Code : DDMCO-23-109669
Application Number : DDMCO/2024/00136
Proposal Number : 239072
Certificate Number : DDMCO/B/2024/APL/05003

Assistant Director Town Planning
Date: 09/02/2024